

SHORE CLIFFS PROPERTY OWNERS ASSOCIATION

April 30, 2012

City of Newport Beach
Planning Department
Newport Beach, CA

Attention: Makana Nova / Assistant Planner

Subject: Notice of Public Hearing, Project File No. PA2012-027 - 245 Evening Canyon Road,
Corona Del Mar, CA.

Ladies / Gentleman:

This letter is in response to the Notice of Public Hearing regarding the proposed improvements at 245 Evening Canyon Road.

The Shore Cliff Property Owners Association and its Architectural Committee, herein referred to as "Association," oppose the proposed improvements as described in the Notice of Public Hearing based on the following grounds:

1. The applicant's requested variance to reduce the required number of enclosed / covered garage spaces for parking of vehicles will detrimentally impact the community by further overburdening street parking in the community. In addition, the Association understands that the City of Newport Beach appropriately has required compliance with the minimum required enclosed on-property parking spaces for all other recently proposed remodels and additions within the Shore Cliffs community.
2. The applicant submitted architectural plans to the Association in accordance with the procedures under the Association's CC&Rs encumbering the property. The Association disapproved the plans based upon, among other reasons, a determination that the design of the proposed improvements are not in harmony with other structures in the Shore Cliffs community and are not aesthetically acceptable as presently designed.
3. Since the requested variance would permit a 72% increase in the size of the existing structure, the Association requests the City to confirm whether the proposed improvements should be considered the functional equivalent of a "new home," rather than a "remodel," and be subject to code requirements applicable to new homes.
4. The Association understands that if modifications to the existing foundation are necessary to provide adequate support for the proposed improvements, or modifications to the foundation are otherwise required for other reasons, that the City will require any new foundation to comply with current code and setback requirements. The Association requests compliance with such requirements, if applicable.

In closing the Shore Cliffs Property Owners Association reviews all proposed property improvements for compliance with the Association's CC&Rs and the City of Newport Beach codes / requirements. In cases where there are differences between the CC&Rs and the City's regulations, the more limiting regulations control and are applied to any proposed improvement. In this case, the City's requirements are more limiting than the Association's regulations. The

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Association has determined that ensuring compliance with the City's requirements is in the best interests of the Association, and, therefore, the Association requests the City to uphold its requirements and deny the requested variance.

Should you have any questions please contact Patti Taketa, Architectural Committee Representative at (949) 533-3534 or the Association's Consulting Architect, Dave George, at (949) 719-9818.